

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



May 16, 2012

Ditto Residential
c/o David C. Landsman
CAS Engineering
108 W. Ridgeville Boulevard, Suite 101
Mount Airy, MD 21771

Re: Unaddressed Lot on 13th Street, NE, Lot 59, Square 3926 - Zoning/Buildable Lot Confirmation

Dear Mr. Landsman,

This letter will confirm the substance of our meeting on April 12, 2012. For reference, the project plans to construct a single family detached dwelling on a vacant lot, Lot 59, Square 3926, currently unaddressed on 13th Street, NE (adjacent to 3710 13th Street, NE). The subject property is in the R-1-B Zone.

Per information you have presented at the meeting, Lot 59 (formerly Lot 30) is a vacant lot and was unimproved (as Lot 30) on 11/1/1957. Lots 59 and 60 (formerly Lots 30 and 31) were jointly owned and created on 12/17/1964 per Subdivision Book 146, Page 199. Lot 60 (formerly Lot 31) contains a single family detached dwelling constructed in 1927 (per DC Tax Records, on Lot 31) with an addition constructed in or around December, 1964 (per Wall Check from the DC Surveyor's Office, on Lot 60).

As discussed, I have reviewed the provided lot configuration (Lot 59) and Lot Width/Yard Requirement Sketch (attached), and conclude Lot 59 is buildable and the attached sketch is in compliance with the provisions of 11 DCMR 401.2 and 11 DCMR 405.9.

11 DCMR 401.3 requires a minimum 5,000 square feet of lot area and 50 feet lot width in the R-1-B Zone. Under 11 DCMR 401.2, this lot (Lot 59) meets the criteria outlined below and is a buildable lot (allowing a structure to be erected).

Unimproved lot in single ownership on 11/1/1957 = lot was unimproved and in single ownership on 11/1/1957.

Does not adjoin another unimproved lot in the same ownership = Lot 60 (formerly Lot 31) was under common ownership, but has been improved with a single family detached dwelling since 1927.

Lot area at least 80% of minimum lot area under 11 DCMR 401.3 = Per attached sketch, the lot area is 6,954 square feet, greater than the minimum lot area (5,000 square feet) required under 11 DCMR 401.3.

Lot width at least 80% of minimum lot width under 11 DCMR 401.3 = Per attached sketch, the lot width is 45.94 feet, greater than 80% of the minimum lot width (40 feet = 0.8 x 50 feet) required under 11 DCMR 401.3. The 10-foot interval method as shown is acceptable and consistent with lot width measurements under DC Zoning.

11 DCMR 405.9 requires an 8 foot side yard in the R-1-B Zone. The yard requirements as shown on the attached sketch are consistent with DC Zoning, most notably wrapping the 8 foot side yard around the south lot line jog.

Accordingly, when plans are filed for a building permit, I will approve drawings that are consistent with the Lot Width/Yard Requirement Sketch attached to this letter. Please let me know if you have any further questions.

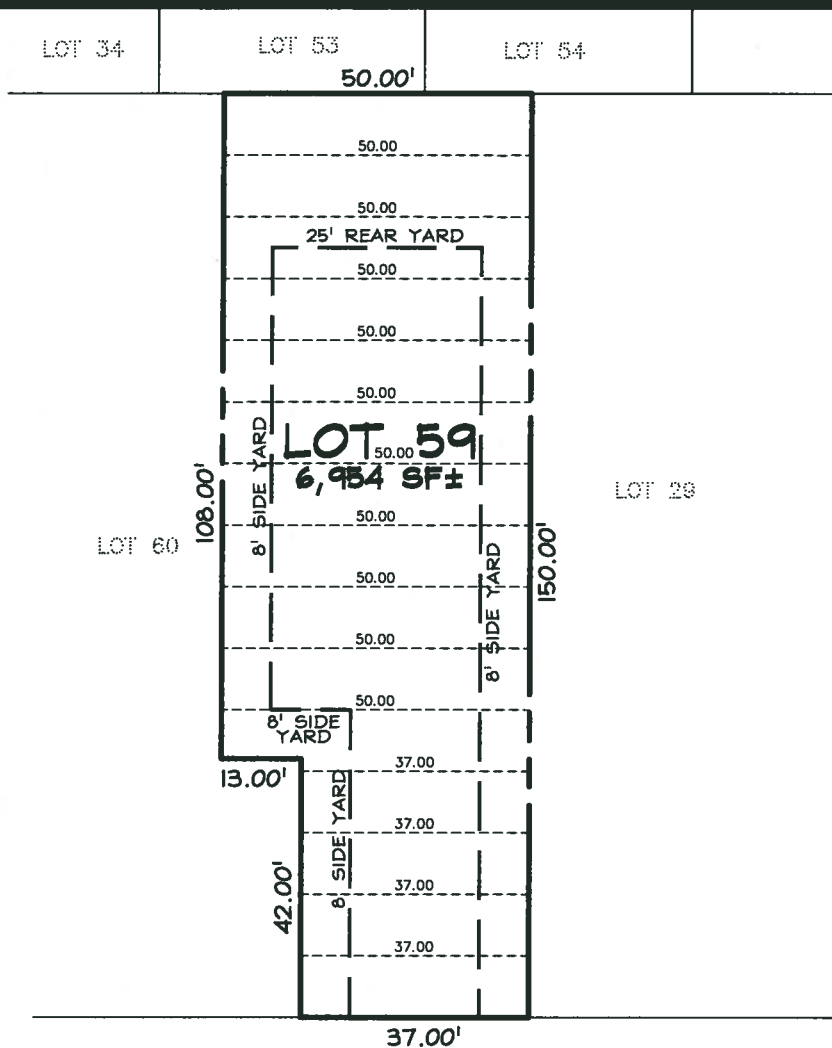
Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachment – Lot Width/Yard Requirement Sketch

File: Det Let re SSL 59 3926 to Landis 5-16-12

1100 4th Street, S.W., 3rd Floor, Washington, DC 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

LOT WIDTH/YARD REQUIREMENT SKETCH



13TH STREET, NE

(UNADDRESSED) 13TH STREET, NE

LOT 59, SQUARE 3926

ZONE: R-1-B

MINIMUM LOT WIDTH = 50 FEET (PER II DCMR 401.3)

LOT, WIDTH OF - THE DISTANCE BETWEEN LOT LINES, MEASURED ALONG THE BUILDING LINE; EXCEPT THAT IN THE CASE OF AN IRREGULARLY SHAPED LOT, THE WIDTH SHALL BE THE AVERAGE DISTANCE BETWEEN THE SIDE LOT LINES (PER II DCMR 199.1).

UNIMPROVED LOT IN SINGLE OWNERSHIP ON 11/1/1957 MUST MEET 80% OF LOT REQUIREMENT
(40 FEET WIDTH) (PER 11 DCMR 401.2)

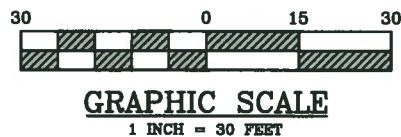
LOT WIDTH CALCULATION:

(USING 10'-INTERVAL METHOD ACCEPTED BY DC ZONING ADMINISTRATOR/DC ZONING)
 $37.00 \times 5 + 50.00 \times 11 = 45.94$ FEET; $45.94' > 40'$ REQUIRED

PREPARED FOR: DITTO RESIDENTIAL



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THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. BOUNDARY INFORMATION BASED UPON AVAILABLE RECORDS. NO SURVEY WORK HAS BEEN PERFORMED.

P: \2012\12044__3717 Street N\5 drawings\12044_Sketch.dwg 3/22/2012 3:55:25 PM EDT